

4/16 Floyd Court, Coconut Grove, NT, 0810

CENTRAL

Apartment For Sale

Wednesday, 13 November 2024

4/16 Floyd Court, Coconut Grove, NT, 0810

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment

Opportunity Awaits

This light-filled home is a centrally positioned gem with a tropical ambience and a quiet aesthetic that will appeal to the home makers and the investors alike.

Park at your door in the off street parking bay sheltered with gardens and a towering shady canopy that will keep your car protected from the elements.

There is side gated entry to the back yard and courtyard areas with a side mounted clothes line and established tropical gardens offering a private outdoor entertaining area to enjoy.

At street level the townhouse is secure with gated entry to the front courtyard and security screens over the front doors. Double opening sliding doors showcase the lower level with a sweeping open plan living, dining and kitchen area that has tiled flooring underfoot and a split A/C. The kitchen has that retro charm with the OG cabinetry and a pop of colour on the front breakfast bar along with some overhead cupboards as well as room for the fridge and dishwasher.

Upstairs the home has a modern bathroom centrally positioned between the two generous bedroom suites each with a private balcony access point and a built in robe as well as timber flooring underfoot and A/C. each balcony overlooks the treetops below with a cool vantage point to chill with a book or relax at night for the sea breezes.

Take a short drive up the road to explore the coastline with the sea breezes whipping through. The Nightcliff foreshore, swimming pool and café are only moments away, as are the colour and smells of the Nightcliff Markets on the weekends to explore for local wares and produce. 10 minutes from the City and Casuarina in either direction the location is key.

For more property information including body corporate and reports text 4FLOYD to 0488 810 057

Council Rates: Approx. \$1800 per annum

Area Under Title: 98 sqm

Year Built: 1987

Zoning: LMR (Low-Medium Density Residential)

Status: Vacant Possession

Rental Estimate: Approx. \$450 - \$485 per week

Body Corporate: Self Managed

Body Corporate Levies: \$1071 p/q

Vendors Conveyancer: Tschirpig Conveyancing

Settlement period: 45 days or on variation on request

Deposit: 10% or variation on request

Easements as per title: none found